

MEETING #36 – November 2

At a Joint Meeting of the Madison County Board of Supervisors and the Madison County Planning Commission on November 2, 2016 at 7:00 p.m. in the Madison County Administrative Center Auditorium located at 414 N. Main Street:

PRESENT: R. Clay Jackson [REDACTED] **Chairman**
Jonathon Weakley, [REDACTED] **Vice-Chairman**
Robert Campbell, Member
V. R. Shackelford, III, County Attorney
Daniel J. Campbell, County Administrator
Betty Grayson, Zoning Administrator

ABSENT: Kevin McGhee, Member
Charlotte Hoffman, Member

Planning Commission: Call to Order

Pledge of Allegiance & Moment of Silence

1. Determine Presence of a Quorum

Mr. Yowell, Commission Chair, noted that a Quorum was present.

2. Approval of Minutes

The minutes of the October 4, 2016 joint meeting were approved as presented.

3. Action Items:

Mr. Yowell provided an overview of tonight's meeting process; representatives were asked to approach the podium to provide their name and any information pertinent to tonight's case; questions will be entertained by the Commission members, the public, and then the case will be recommended onto the Madison County Board of Supervisors either for approval, denial or tabling. In closing, he asked that applicants remain for the Madison County Board of Supervisor's portion of tonight's meeting.

48-89 **a. Case No. SU-11-16-20:** Request by Madison Emergency Services Association, Incorporated for an indefinite special use permit to allow MESA to have an apartment located in the main business structure as a secondary use and lived in by an owner, caretaker or tenant. This property is located at 927 Orange Road (Route 230) at Pratts and contains 3.143 acres of land, zoned Conditional Business, B-1. Julie F. Kerrigan, Orange County Health Department, approved the request by email dated October 28, 2016. Adam Moore of VDOT approved the request by letter dated October 25, 2016, and an email was received from Anthony Hurlock dated October 28, 2016 to advise that VDOT has no objections or comments; the request has approval by the Health Department and VDOT.

Jennifer McLeod, was present on behalf of MESA. (Approval attained from Julie Kerrigan (Orange Health Department) and by VDOT); request will involve ownership going from Yoder's to MESA.

Comments from the Commission:

- ✓ *Whether today's request actually require a special use permit*
- ✓ *Reference was also made regarding the request for multi-use*

The County Attorney advised that based on the County's existing ordinance, today's request will call for a special use permit.

Betty Grayson, Zoning Administrator, advised that based on zoning guidelines in the special use permit section of the B-1 zoning, 'an 'apartment' has to be done by special use permit' if it's to be lived in by the owner, caretaker or tenant. In closing, she also noted a sub-committee discussed multi uses in the past.

The County Attorney also noted that the rationale behind the aforementioned issue involves the fact there is a 'residential use' being requested within a business zone. In closing, he advised that conditions could be attached by the Commission or the Board; he further stated if there are plans to have 'categories', there must be some delineation of said categories to instill meaning. He also stated that although the majority of the County is zoned 'agriculture', there are many residential uses established within agricultural zones here.

Mr. Yowell, Chair, advised that some of today's concerns (i.e. multi-use, special use requirement) are matters that can also be discussed at the upcoming public hearing session.

After discussion, the Madison County Planning Commission recommended that Case No. SU-11-16-20 be presented to the Madison County Board of Supervisors for approval, with conditions for MESA and does not go with the land.

15-59 **c. Case No. SP-11-16-21:** Request by Trustees of the Etlan United Methodist Church for a site plan to construct an addition for a fellowship hall with relocated kitchen and restrooms onto the existing church. This property is located at 217 Church Hill Road (Route 643) at Etlan and contains 1.231 acres of land (new survey has 1.167 acres), zoned Agriculture, A-1 and Residential R-1 (Pending a variance application for setbacks from the rear property line). Adam Moore from VDOT approved the request by letter dated October 25, 2016. An email was received from Anthony Hurlock on October 28, 2016. Steve Cook, Environmental Health Specialist with the Health Department, signed the site plan today – approval was received today at 5:00 p.m. (email sent to Commission and Board at 5:32 p.m.).

Mr. Yowell, Chair, noted that the Commission discussed the request during the recent workshop session.

Comments from the Commission:

- ✓ *Whether the property owner was ok with the proposed addition request*

Wayne Jones was present and advised that he had conversed with the property owner (who resides in Pennsylvania); the property owner advised that she had received correspondence explaining today's request, and expressed support of the request being presented by the Church.

After discussion, the Madison County Planning Commission recommended that Case No. SP-11-16-21 be presented to the Madison County Board of Supervisors for approval, pending the variance for setbacks is approved by the Madison Board of Zoning Appeals.

Mr. Yowell, Chair, advised that the next workshop session will be held on November 16th at 7:00 p.m. It's anticipated that the Commission can finalize the ordinance for the local shooting range and pass it along to the Board of Supervisors; the comprehensive plan will also be discussed; Patrick Mauney, Executive Director, of the Rappahannock Rapidan Regional Commission will also be present to answer any questions regarding the comprehensive plan.

Phil Brockman, Commission member, advised that a meeting was held with the Data Commission regarding what's available from PD9, and how this information could be incorporated into the comprehensive plan.

The County Administrator also advised that Mr. Mauney had been a 'planner' for many years; he has been on staff at the RREC for nine (9) years prior to being appointed as the Executive Director.

4. Adjournment

With no further action being required, Mr. Yowell, Chair, adjourned the Madison County Planning Commission's portion of tonight's session.

Board of Supervisors

Call to Order

Chairman Jackson called the Board's portion of tonight's meeting to order; Supervisor McGhee and Supervisor Hoffman will be absent; a quorum was established.

- 1. Determine Presence of a Quorum**
- 2. Adoption of Agenda**

Supervisor Weakley moved to adopt the Agenda as presented, seconded by Supervisor Campbell. *Ayes: Jackson, Weakley, Campbell. Absent: McGhee, Hoffman. Nays: (0).*

3. Action Items:

- a. *Case No. SU-11-16-20: Request by Madison Emergency Services Association*

Comments from the Board:

Supervisor Campbell: Advised that owners, caretakers or employees have lived in all types of properties throughout history, and within all types of zones (i.e. agriculture, business or residential)

Chairman Jackson: Verbalized agreement; questioned if today's request was allowed 'by right' would be different from allowing a tenant to be 'by right'

Further discussion noted that a 'caretaker' is someone present all the time to keep an eye on the property.

Supervisor Weakley: Wished the applicant future success to the applicant

Supervisor Weakley moved the Board approve Case No. SU-11-16-20 as recommended by the Madison County Planning Commission, seconded by Supervisor Campbell. *Ayes: Jackson, Weakley, Campbell. Absent: McGhee, Hoffman. Nays: (0).*

b. Case No. SP-11-16-21: Request by Roger A. Weakley.....

Comments from the Board:

- Supervisor Campbell; Questioned where the kitchen and restroom will be relocated

The representative noted that the aforementioned items will be relocated from the basement to another area; also thanked the health department for providing approval of today's request.

Supervisor Campbell moved the Board approve Case No. SP-11-16-21, pending the variance for setbacks is approved by the Madison Board of Zoning Appeals, seconded by Supervisor Weakley. *Ayes: Jackson, Weakley, Campbell. Absent: McGhee, Hoffman. Nays: (0).*

4. Information/Correspondence

Broadband Committee: Supervisor Weakley advised that the Broadband Committee met this past Friday; discussions focused on vision and the comprehensive plan; feels the committee will have some conversation points to provide to the Board for consideration.

2016 November Election: Supervisor Campbell noted that Madison County has an outstanding community and election process.

5. Adjournment

With no further action being required, on motion of Supervisor Campbell, [REDACTED], seconded by Supervisor Weakley, Chairman Jackson adjourned the meeting. *Ayes: Jackson, Weakley, Campbell. Absent: McGhee, Hoffman. Nays: (0).*

R. Clay Jackson, Chairman
Madison County Board of Supervisors

Clerk of the Board of the Madison County Board of Supervisors
Adopted on: November 9, 2016
Copies: Board of Supervisors, County Attorney & Constitutional Officers



Agenda
Joint Meeting and Public Hearing
Madison County Board of Supervisors
Wednesday, November 2, 2016 at 7:00 p.m.
Madison County Administration Building, Auditorium
414 N Main Street, Madison, Virginia 22727



Planning Commission

Call to Order

Pledge of Allegiance & Moment of Silence

1. Determine Presence of a Quorum
2. Approval of Minutes
3. Action Items:

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4. Adjournment

Board of Supervisors

Call to Order

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2. Adoption of Agenda
3. Action Items:

48-89 a. Case No. SU-11-16-20: Request by Madison Emergency Services Association, Inc.....

15-59 b. Case No. SP-11-16-21: Request by Trustees of the Etlan United Methodist Church.....

4. Information/Correspondence (if any)
5. Closed Session (if necessary)
6. Adjournment